

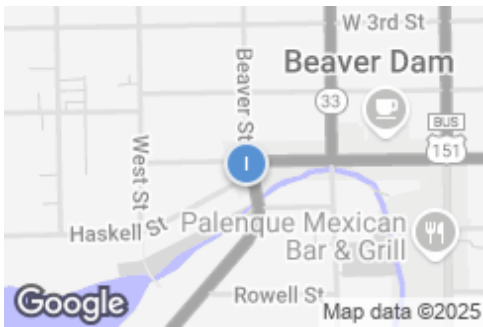
Retail/Light Industrial for Sale

101-109 Haskell Street, Beaver Dam, WI, 53916

Industrial: Light Industrial For Sale

Prepared on April 23, 2025

1 of 1 Listings



Listing Details | Industrial For Sale

Secondary Uses	Retail	Date Listed	4/23/2025
Total Available Space	5,044 SF	Last Modified	4/23/2025
Asking Price	\$310,000	Listing ID	42443593
Listing Price Per SF	\$61.46	Electric Service	Yes
Cap Rate (Actual)	-	Ceiling Height	-
Total Expenses	\$4,570	Dock High Doors	-
Tax Year	2024	Grade Level Doors	1
Real Estate Taxes	\$4,570 in 2024	Parking Spaces	-
Vacant	Yes	Water	Yes
Available Date	Now	Sanitary Sewer	Yes

Description

±5,044 SF | ±0.56 Acres | Zoned G1 & G2 | TIF District Eligible

Unlock the potential of this beautifully restored, historic commercial property located in the heart of downtown Beaver Dam. With its prominent corner lot location and over 200 feet of street frontage, 101 Haskell Street offers unparalleled visibility, easy access, and riverfront views—ideal for owner-occupants, investors, or developers seeking a signature space with character.

Originally built circa 1946, this ±5,044 square foot brick building has undergone significant exterior upgrades, including all-new windows, doors, gutters, and roofing. The original exposed brick interior has been meticulously restored, creating a unique blend of vintage charm and modern appeal. Ceiling heights range from 9 to 18 feet, offering versatile space for a wide range of uses including creative offices, studios, retail, showroom, light manufacturing, or flex space.

- Key Features:
- ±5,044 SF of open-plan and multi-level commercial space
 - Situated on a ±0.56-acre corner lot with paved parking (11–20 spaces)
 - Zoned G1 & G2—flexible for commercial, warehouse, office, or service uses
 - Located in a designated TIF District—eligible for redevelopment incentives

Interior ready for build-out to suit end-user needs (no existing HVAC or water systems)
Walkable downtown location near restaurants, shops, cinema, and the riverfront
Parcel IDs: 206-1114-0422-242, 206-1114-0422-241, and 206-1114-0422-240 | 2024 Assessed Value: \$265,100

Don't miss the opportunity to make your mark in one of Beaver Dam's most character-filled buildings. Whether you're an investor looking to reposition a distinctive asset or a business seeking a visible and memorable downtown location, 101 Haskell Street delivers both history and future opportunity.

Property Features

Location Details

Address	101-109 Haskell Street, Beaver Dam, ...	Parcels	20611140422242, 20611140422241, ...
Zoning	C-2	Name	101-103 Haskell St
County	Dodge		

Building Details

Sub Type	Light Industrial	Yard	-
Building Status	Existing	Electricity	Yes
Building Size	5,400 SF	Ceiling Height	-
Land Size	0.6 Acres / 26,329 SF	Dock High Doors	-
Number of Buildings	1	Grade Level Doors	1
Number of Floors	1	Sprinklers	-
Year Built	1946	Water	Yes
Occupancy Type	Single Tenant	Sanitary Sewer	Yes

Property Listings

1 Listing | 5,044 SF | \$310,000

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Doors	Office	Yard	Power
For Sale	Industrial	-	5,044 SF	\$310,000	Now	-	-	-	-	-

Additional Photos







Contact



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TomEwing@IllinoisCCIM.com

GAMBINO REALTORS-Rkfd

101-103 Haskell St

MOODY'S

GAMBINO REALTORS-Rkfd

3815 N MULFORD RD Rockford, IL 611145622 | 815-282-2222



101-103 Haskell St

101-103 Haskell St
Beaver Dam, WI 53916



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MOODY'S
ANALYTICS

Catylist

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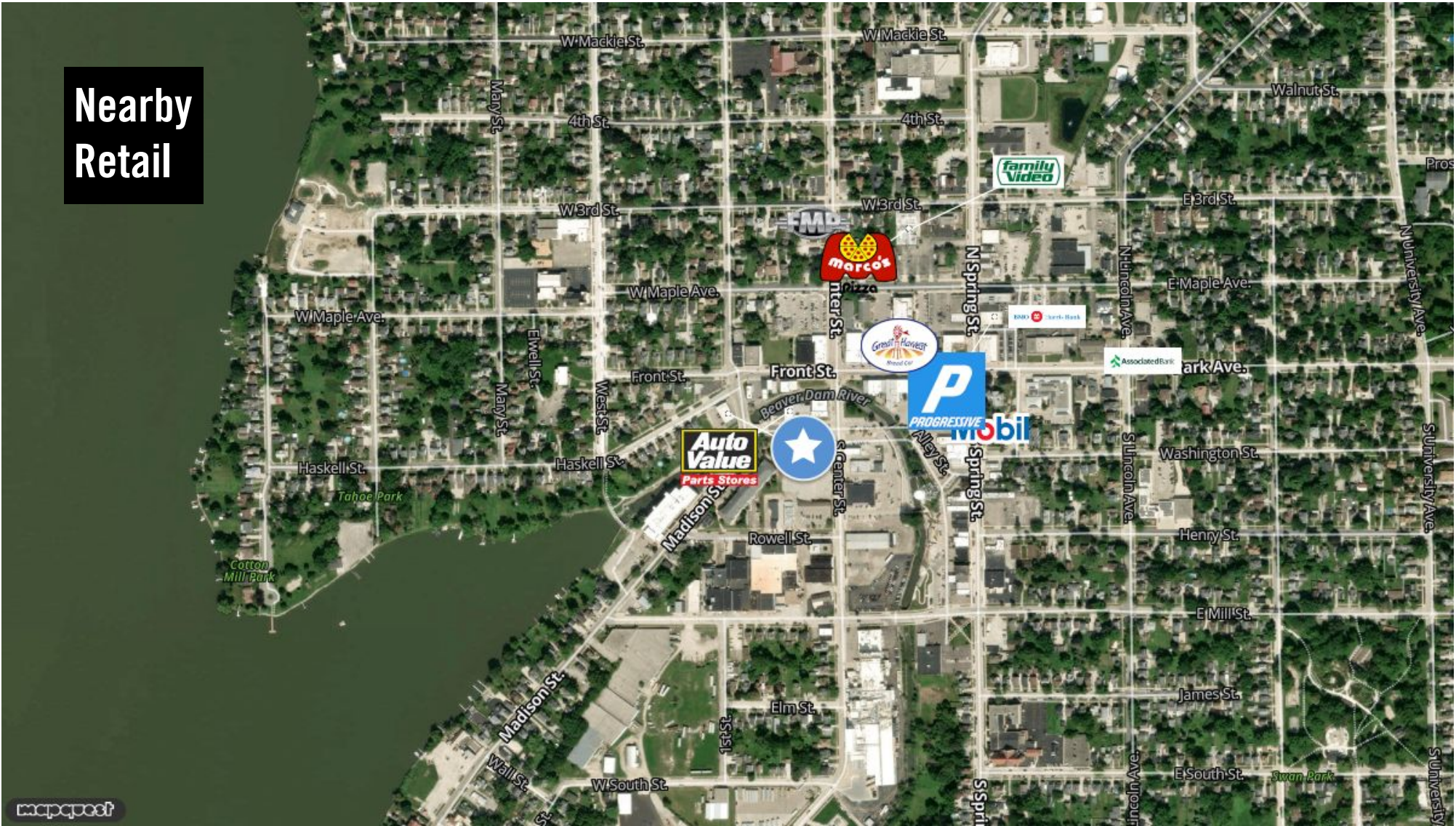
101-103 Haskell St

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Nearby
Retail



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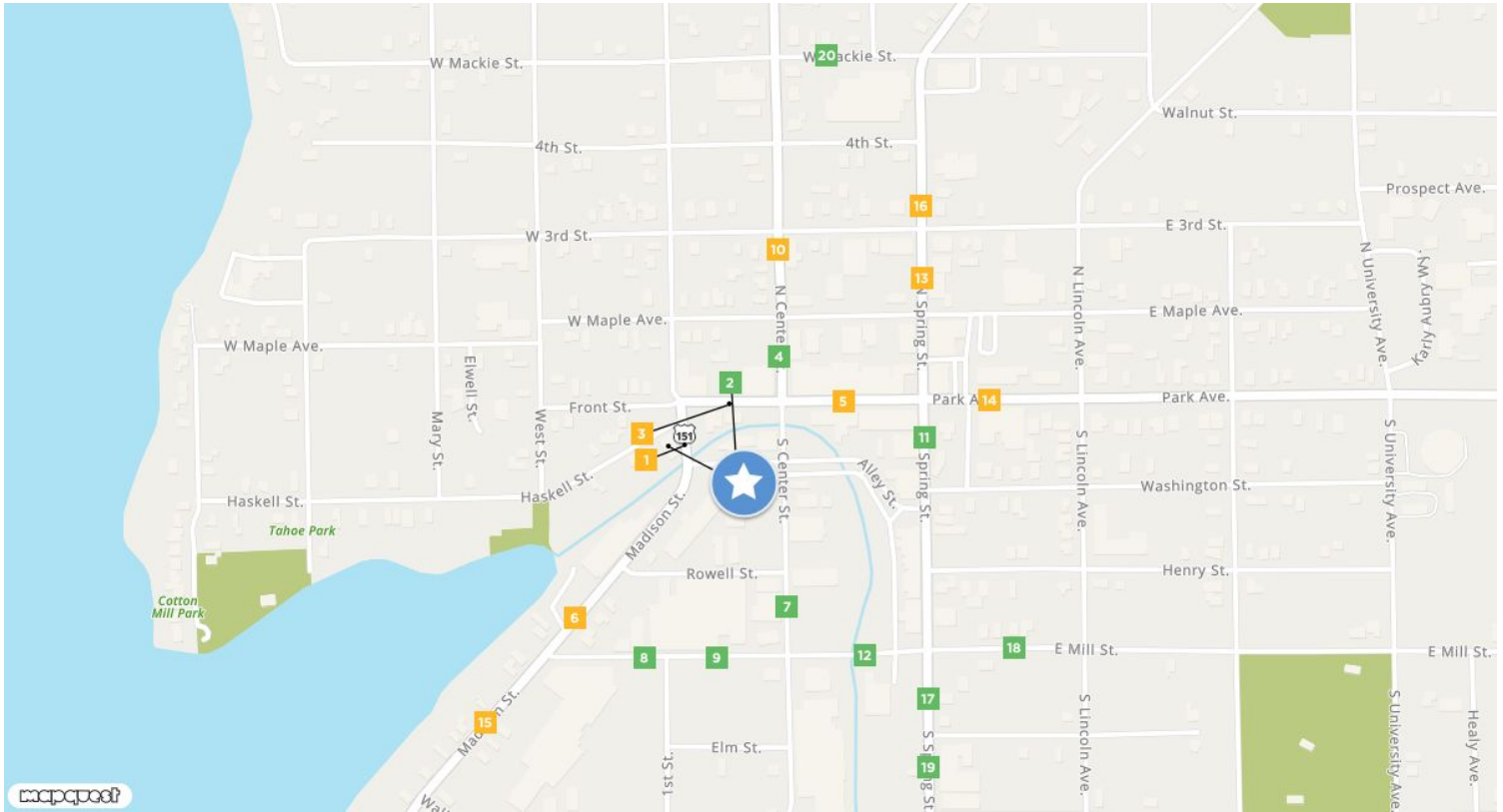
101-103 Haskell St

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Traffic Counts



Beaver Street 1 Haskell St Year: 2021 6,700 Year: 2017 6,800 Year: 2014 7,700	Ryan Cantafio's Way 2 S Center St Year: 2011 570 Year: 2004 2,000 Year: 1998 8,400	Front Street 3 Beaver St Year: 2021 6,600 Year: 2017 6,300 Year: 2004 7,800	WI 33;CTH W 4 W Maple Ave Year: 2021 4,600	Front Street 5 N Spring St Year: 2021 8,600 Year: 2017 6,400 Year: 2004 8,600
Madison Street 6 Rowell St Year: 2021 6,400 Year: 2017 6,300 Year: 2014 7,500	South Center Road 7 Rowell St Year: 2021 3,500 Year: 2014 4,500 Year: 2011 3,300	W Mill St 8 1st St Year: 2011 1,600 Year: 2004 1,900 Year: 1998 1,900	9 1st St Year: 2021 1,200	N Center St 10 W 3rd St Year: 2017 5,700 Year: 2004 7,000 Year: 1998 7,200
S Spring St 11 Washington St Year: 2017 4,000 Year: 2011 4,300 Year: 2008 4,100	W Mill St 12 S Center St Year: 2017 3,700 Year: 2011 4,100 Year: 2004 3,200	US 151 Business 13 E Maple Ave Year: 2021 6,300	Park Avenue 14 N Lincoln Ave Year: 2021 7,000 Year: 2017 6,100 Year: 2014 5,900	Madison Street 15 Wall St Year: 2021 6,800 Year: 2017 7,200 Year: 2014 6,300
N Spring St 16 E 3rd St Year: 2017 7,600 Year: 2014 5,000 Year: 2011 8,700	S Spring St 17 James St Year: 2014 3,100 Year: 2011 3,600 Year: 2008 3,300	East Mill Street 18 S Lincoln Ave Year: 2021 1,100 Year: 2011 2,200 Year: 2004 1,800	CTH G 19 James St Year: 2021 2,300	West Mackie Street 20 N Center St Year: 2021 810 Year: 2011 1,700 Year: 2004 1,500



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Company

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Rockford, IL 611145622

Biography

I SOLVE REAL ESTATE PROBLEMS WHILE PRACTICING THE "PLATINUM RULE".

Professional Profile Managing Broker -

Working in Commercial Real Estate since 1979, Thomas Ewing CPM, CCIM, RPA, MCR is known as a Commercial and Industrial expert who understands the intricacies of this specialized market. As a Certified Commercial Investment Member, or CCIM, Tom is a leading expert in commercial investment real estate and has completed advanced coursework in financial and market analysis. With over 45 years in the industry, Tom has the experience and knowledge to ensure his clients get the greatest of outcomes. From accountants to lawyers, lending to title work, property insurance to contract services, Tom and his extensive network of local, regional, and national contacts will assist in all aspects of his client's real estate transaction. He also has real estate experience and expertise in residential, property management (as a Certified Property Manager CPM), and Court-Appointed Receivership.

As his client's trusted professional real estate advisor, Tom's thoroughness ensures his clients receive the most accurate information on every transaction. He is a realist and will speak honestly and candidly with his clients about goals and expectations. Tom is a diligent listener and his attention to detail is unsurpassed.

Previously, as the Commercial Director at Keller Williams Commercial and current Commercial Broker at Gambino Realtors, Tom enjoys sharing his experience and knowledge by educating veteran agents and mentoring new agents joining the profession to further enhance their real estate proficiency and expertise.

Outside of work, Tom enjoys spending time with family, golfing, and dining out around town. He has been involved with several organizations over the past 45 years: Past President of the Rockford Area Association of Realtors, Past Chairman of the Winnebago County Board of Review, Past Member of the National Association of Realtors - Commercial Legislative & Regulatory Sub Committee, Past Member and Past Chairman of Illinois Realtors Commercial and Property Management Committee, Past Board Member of the Northern Illinois Commercial Association of REALTORS, Past Secretary of the Rock Valley College Foundation Board, Past President of the Rockford East Rotary Club, Current Class Coordinator of the Rockford Men's Community Bible Study, and Member-Board of Directors - Fairhaven Christian Retirement Center.

Specializations:

Asset Management, Brokerage, Commercial Investment, Buyer Representation, Leasing Market Analysis, Net Leased Properties, REO, Residential Land Sale/Leaseback Valuation

Property Types: All Property Types- Hospitality, Industrial, Land, Multi-Family, Office & Retail.